

**Adopted Minutes  
Spanish Fork City Planning Commission Meeting  
January 4, 2012**

**Commission Members Present:** Chairman Michael Christianson, Rick Evans, Seth Sorensen, Brad Gonzales, George Gull, Dave Stroud.

**Staff Present:** Dave Anderson, Community Development Director; Shelley Hendrickson, Planning Secretary; Trapper Burdick, Assistant City Engineer; Jason Sant, Assistant City Attorney.

**Citizens Present:** Jay and Starlene Clayson.

Chairman Christianson welcomed everyone to the meeting at 6:32 p.m.

**PRELIMINARY ACTIVITIES**

**Pledge**

Commissioner Gull led in the pledge of allegiance.

**MINUTES**

**December 7, 2011**

Commissioner Evans **moved** to **approve** the minutes of December 7, 2011 with the noted corrections. Commissioner Stroud **seconded** and the motion **passed** all in favor.

**ANNEXATIONS**

**Clayson Annexation**

Applicant: Spanish Fork City

General Plan: City-wide

Zoning: City-wide

Location: City-wide

Mr. Anderson explained the City's process for reviewing annexation petitions, where the proposal was located, the General Plan designation which is Light Industrial, that when the property develops that the developer will bear the cost of installing utilities, that 300 West will need to be expanded in the future to an 85-foot right-of-way and that the Development Review Committee as part of their recommendation included as a condition that the applicant dedicate some

additional land so that should 300 West be expanded in the future the City would own the land.

Commissioner Gull asked if Jerry Hill's house had been annexed into the City. Mr. Anderson said that his house was annexed into the City.

Discussion was held regarding the uses in the City's Light Industrial zone and that the current residential use of the proposed property would become a legal non-conforming use upon annexation. The Commission asked the applicants if they were aware that they would not be able to expand their residential use and Jay and Starlene Clayson acknowledged that they were aware.

Discussion was held regarding why the expansion of 300 West would impact the west side of the street more than the east side. Mr. Burdick explained that it was due to a major power line on the east side.

Commissioner Evans asked if there was a way to ensure that as long as the Claysons were residing at the home that the road could not be expanded. Mr. Anderson said no. Mr. Anderson explained that at some point in the future the City would need to expand the road.

Discussion was held regarding the affect the right-of-way would have on the Clayson parcels and that if there was not an immediate need for the right-of-way then why require it at this time. Mr. Anderson said that he felt it was prudent relative to the annexation to require the dedication of the right-of-way.

Chairman Christianson asked if requesting the 300 West right-of-way, as part of the annexation agreement, was corridor preservation.

Commissioner Stroud explained to the applicant's that he felt that being annexed into the City was a benefit to them because City utility services were already in place if they chose to hook on and that there property would be zoned Light Industrial which would increase the value of their land.

Commissioner Sorensen agreed with Commissioner Stroud and explained that he felt that typically development is what causes infrastructure to change and that he felt it would be several years before the expansion of 300 West had an affect on the Clayson's property.

Commissioner Evans expressed that he did not discount anything that had been discussed in the meeting and asked the petitioner's that if a condition of annexation was to dedicate the right-of-way would they still want to be annexed.

Mr. Anderson said that between now and the City Council Meeting discussion can take place between staff and the applicants.

Ms. Clayson said that she would like to know some more information in order to make a decision and also asked if there would be compensation for the extra property that they would have to give compared to the properties on the East side of the street.

Commissioner Sorensen asked if there were any connector's agreements that the applicant's would need to reimburse.

Mr. Anderson and Mr. Burdick were not aware of any connector's agreements and that they would have to look into the issue.

Mr. Clayson asked if the City would be willing to pay the impact fees, if they wanted to tie into the City sewer and water, in lieu of the extra property given for the right-of-way.

Mr. Anderson said that that was an appropriate question to pose to the City Council.

Commissioner Stroud **moved** to recommend that the City Council **approve** the Clayson Annexation, zoning the property Industrial 1 and subject to the following conditions:

### **Conditions**

1. That the right-of-way be dedicated to the City.
2. That the City Council waive the Claysons impact fees.

Commissioner Evans **seconded** and the motion **passed** all in favor.

### **OTHER BUSINESS**

#### **Discussion on Planning Commission Work Program**

Mr. Anderson said that he did not have anything to discuss regarding the work program. Discussion was held regarding the Transportation Master Plan and current City street projects.

### **ADJOURNMENT**

The meeting **adjourned** at 7:27 p.m.

**Adopted: March 7, 2012**

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Shelley Hendrickson, Planning Secretary